| 143.0 | 0002 | 0009.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 885,800 / 885,800 |
| | | | | | USE VALUE: | 885,800 / 885,800 |
| | | | | | ASSESSED: | 885,800 / 885,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 6 | | STEVENS TERR, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | D URSO CATHERINE E |
| Owner 2: | SILVA DEBORAH M |
| Owner 3: | |
| Street 1: | 6 STEVENS TERR |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | COLE JASON/JANICE E - |
| Owner 2: | - |
| Street 1: | 6 STEVENS TERR |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 5,220 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Vinyl Exterior and 1694 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5220.000 | 424,500 | | 461,300 | 885,800 |
| Total Card | 0.120 | 424,500 | | 461,300 | 885,800 |
| Total Parcel | 0.120 | 424,500 | | 461,300 | 885,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 522.90 | /Parcel: 522.9

**Legal Description**

**User Acct** 92483

**GIS Ref**

**GIS Ref**

**Insp Date** 04/20/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 143.0-0002-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 424,700 | 0 | 5,220. | 461,300 | 886,000 | 886,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 309,900 | 0 | 5,220. | 432,400 | 742,300 | 742,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 314,500 | 0 | 5,220. | 357,500 | 672,000 | 672,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 314,500 | 0 | 5,220. | 328,700 | 643,200 | 643,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 314,500 | 0 | 5,220. | 299,800 | 614,300 | 614,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 302,600 | 0 | 5,220. | 294,100 | 596,700 | 596,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 302,600 | 0 | 5,220. | 273,300 | 575,900 | 575,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 302,600 | 0 | 5,220. | 260,000 | 562,600 | 562,600 | | 12/13/2012 |

!11078!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:17:15 |

**LAST REV**

| Date | Time |
|---|---|
| 08/17/20 | 15:04:35 |
| danam | |
| 11078 | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| COLE JASON/JANI | 1371-140 | | 7/22/2009 | | 600,000 | No | No | | |
| BOULANGER ALBER | 1324-23 | | 7/31/2006 | | 599,100 | No | No | | |
| BLOOM ROBERT | 1121-19 | | 12/28/1993 | | 205,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/23/2020 | 668 | Redo Kit | 50,245 | O | | | | |
| 6/27/1995 | 362 | Manual | 3,600 | | | | | RENOVATE ROOM |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/20/2018 | Meas/Inspect | CC | Chris C |
| 11/6/2008 | Meas/Inspect | 345 | PATRIOT |
| 11/15/2006 | MLS | MM | Mary M |
| 12/14/1999 | Inspected | 264 | PATRIOT |
| 11/23/1999 | Mailer Sent | | |
| 11/16/1999 | Measured | 264 | PATRIOT |
| 12/1/1981 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 92483 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5220 | | Sq. Ft. | Site | | 0 | 80. | 1.10 | 9 | | | | | | | | | 461,281 | | | | | | 461,300 | |

Total AC/HA: 0.11983 | Total SF/SM: 5220 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 461,281 | Spl Credit | Total: 461,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1938 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 178.605 |
| Other Features: | 93800 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 475858 |
| Depreciation: | 51393 |
| Depreciated Total: | 424465 |

## COMMENTS

SINK IN BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 | | | | |

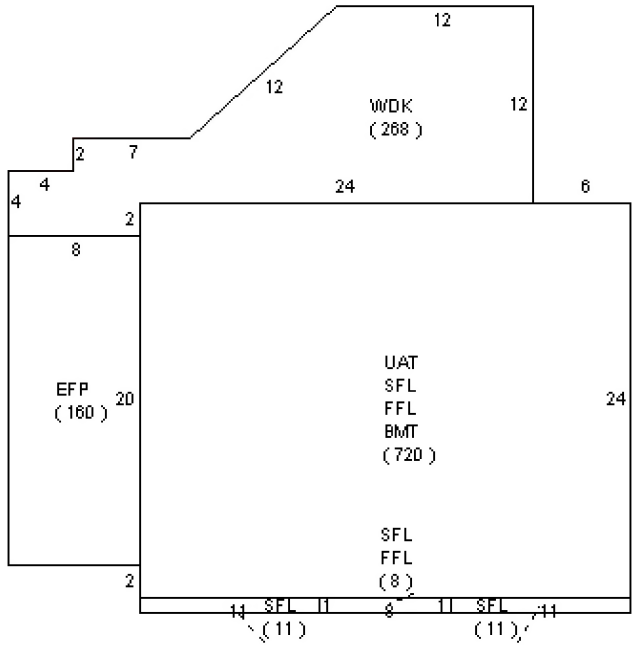
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 196.47 |
| Special Features: | 0 | Val/Su Net: | 151.28 |
| Final Total: | 424500 | Val/Su SzAd | 287.21 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 750 | 178.610 | 133,954 |
| FFL | First Floor | 728 | 178.610 | 130,025 |
| BMT | Basement | 720 | 72.870 | 52,467 |
| WDK | Deck | 268 | 9.540 | 2,556 |
| UAT | Upper Attic | 180 | 71.440 | 12,860 |
| EFP | Enclos Porch | 160 | 43.360 | 6,937 |
| | Net Sketched Area: | 2,806 | Total: | 338,799 |
| Size Ad | 1478 | Gross Are | 3346 | FinArea 1694 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 30 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

143.0-0002-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|